STRATEGIC LAND PROJECT – ITE, TACNA AREA

Tacna Region — A Premier 1,400-Hectare Development Platform in Southern Peru

TOTAL SCALE	TRADE AXIS	CONNECTIVITY	ASSET VERSATILITY
1,400 Hectares	Bioceanic Corridor	Highways & Rail Access	Logistics, Industrial & Energy



STRATEGIC LOCATION & MACRO-REGIONAL CONNECTIVITY

Positioned along southern Peru's strategic Pacific coastline in the Tacna Region, the Ite Land Project provides an expansive 1,400-hectare development footprint directly anchored within key South American bioceanic trade routes. Its prime geographic placement enables seamless integration with major highways and rail networks linking Peru to Brazil, Bolivia, Chile, and Argentina.

VERSATILE MULTI-SECTOR INFRASTRUCTURE POTENTIAL

The property boasts high structural adaptability, serving as an ideal platform for large-scale logistics operations, manufacturing and fabrication parks, renewable energy installations, and specialized maritime port infrastructure. Its proximity to border trade zones further elevates its value for regional supply chain hubs.

> **Regional Growth Engine:** Designed to capitalize on the next major wave of economic growth across South America's southern cone, the Ite Tacna asset offers institutional investors clean development potential, strategic global market connectivity, and long-term capital appreciation.